



FOR LEASE

2223 E NC HWY 54
DURHAM, NC 27713

**2,448 SF RETAIL
SUITE AVAILABLE**

LISTING BROKERS:

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2223 E. NC HWY 54
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PROPERTY HIGHLIGHTS

- » Park Terrace Shopping Center consisting of 24,813 SF
 - » Suite H: 2,448 SF
- » Ideal for beauty services including nail salons, hair salons, and barber shops, etc.
- » Retail tenants include: Thai 55 Restaurant, Akashi Sushi, and Vittles at the Park Caribbean Food
- » 122 parking spaces (4.92:1,000 SF)
- » Located on Hwy 54 (22,000 AADT) between at the block between Hwy 55 (38,000 AADT) and S Alston Ave (11,500 AADT) adjacent to the Durham County Library
- » Less than a mile from I-40
- » Two miles to Research Triangle Park, HWY 885 (74,500 AADT), and TW Alexander Dr (15,000 AADT)
- » Surrounded by a variety of shopping centers, restaurants, and cafes



**LEASE RATE:
CONTACT BROKER**

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PROPERTY HIGHLIGHTS

- » Under new ownership, with the following improvements:
 - » Entire center has been freshly painted and awnings replaced
 - » New monument signs for tenants
 - » Parking lot has been resurfaced
 - » Upgraded parking lot and walkway lighting to LED
 - » 24-hour security cameras

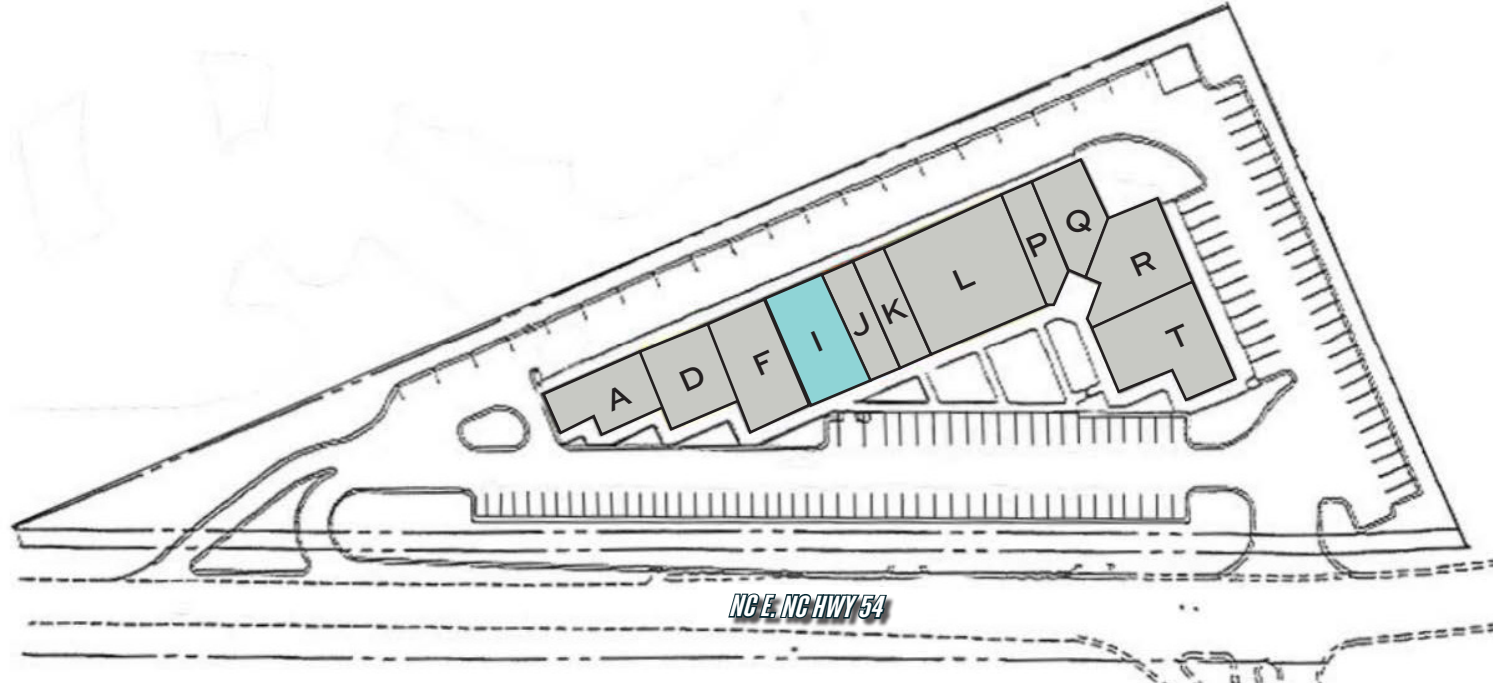


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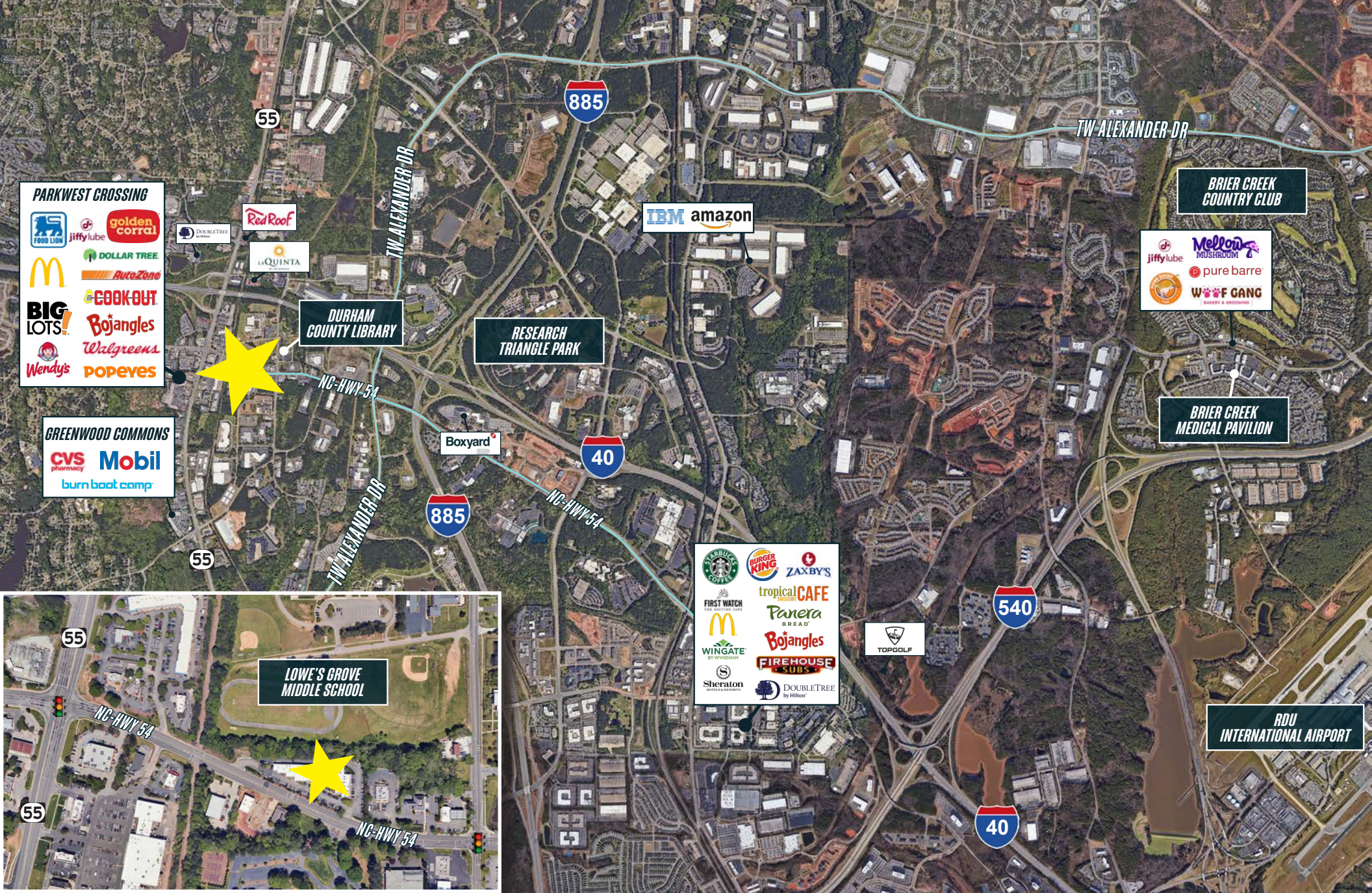
SITE PLAN



STE	TENANT	SF	AVAILABILITY
A	RTP Signs & Graphics	1,943	Leased
D	DIA Stage Dance Studio	2,000	Leased
F	Toledo's Carniceria y Taqueria	2,448	Leased
I	AVAILABLE	2,448	IMMEDIATE
J	Vape Shop	1,224	Leased
K	Prevailing Pilates	1,224	Leased
P	Mega Spa	890	Leased
L	9ONE9 Night Club	4,896	Leased
Q	Thai 55	1,984	Leased
R	Akashi Sushi	2,657	Leased
T	Vittles at the Park	3,099	Leased

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PARKWEST CROSSING

- Food Lion
- Jiffy Lube
- Golden Corral
- McDonald's
- Dollar Tree
- AutoZone
- Bojangles
- Wendy's
- Walgreens
- Popeyes

GREENWOOD COMMONS

- CVS Pharmacy
- Mobil
- burn boat camp

Red Roof

LAQUINTA

DURHAM COUNTY LIBRARY

RESEARCH TRIANGLE PARK

IBM amazon

BRIER CREEK COUNTRY CLUB

- Jiffy Lube
- Mellon MUSHROOM
- pure barre
- WOLF GANG (SAVORY & SWEET)

BRIER CREEK MEDICAL PAVILION

- Starbucks Coffee
- Burger King
- Zaxby's
- First Watch
- tropical CAFE
- Panera Bread
- Bojangles
- Wingate by Wyndham
- Firehouse Subs
- Sheraton Hotels & Resorts
- DoubleTree by Hilton
- Topgolf

RDU INTERNATIONAL AIRPORT



LOWE'S GROVE MIDDLE SCHOOL

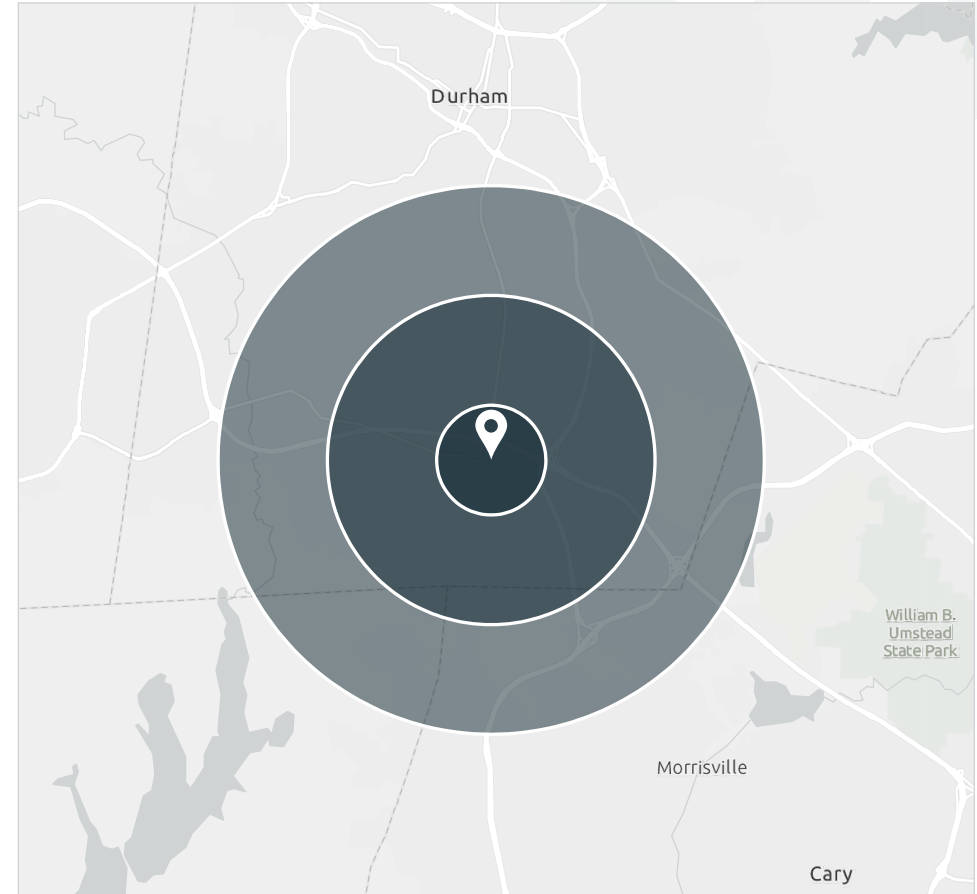
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 POPULATION	3,440	45,647	142,841
2029 POPULATION (PROJECTED)	3,432	47,085	150,178
2024 HOUSEHOLDS	1,882	20,889	62,052
2029 HOUSEHOLDS (PROJECTED)	1,903	21,862	66,196
OWNER-OCCUPIED HOUSING UNITS	357	10,369	34,053
RENTER-OCCUPIED HOUSING UNITS	1,525	10,493	27,999
2024 AVERAGE HOUSEHOLD INCOME	\$64,735	\$133,943	\$153,297
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$73,021	\$133,943	\$153,297



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